072.0	0005	0004.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	700,100 /	700,100
					USE VALUE:	700,100 /	700,100
					ASSESSED:	700,100 /	700,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL TR -
Owner 2:	TR OF ARLINGTON REALTY TR -
Street 1:	63 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,460 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 2283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9460.000	256,700		443,400	700,100
Total Card	0.217	256,700		443,400	700,100
Total Parcel	0.217	256,700		443,400	700,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.66 | /Parcel: 306.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 45748

GIS Ref

GIS Ref

Insp Date 06/11/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0004.B

!6092!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,700	0	9,460.	443,400	700,100	700,100	Year End Roll	12/18/2019
2019	101	FV	207,500	0	9,460.	411,700	619,200	619,200	Year End Roll	1/3/2019
2018	101	FV	207,500	0	9,460.	411,700	619,200	619,200	Year End Roll	12/20/2017
2017	101	FV	207,500	0	9,460.	361,000	568,500	568,500	Year End Roll	1/3/2017
2016	101	FV	207,500	0	9,460.	329,400	536,900	536,900	Year End	1/4/2016
2015	101	FV	206,400	0	9,460.	291,400	497,800	497,800	Year End Roll	12/11/2014
2014	101	FV	206,400	0	9,460.	275,500	481,900	481,900	Year End Roll	12/16/2013
2013	101	FV	206,400	0	9,460.	262,200	468,600	468,600		12/13/2012

PRINT

Date	Time
12/10/20	20:54:14

LAST REV

Date	Time
03/02/19	15:59:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6092

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL TR,	58791-363		3/30/2012	Convenience	99	No	No		
	16466-510		9/1/1985		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	45748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	895	Re-Roof	9,000	C				
8/24/1993	410	Manual	4,200					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
11/13/2000	Hearing Chag	189	PATRIOT
11/3/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9460		Sq. Ft.	Site		0	70.	0.67	12			Med. Tr	-10					443,397						443,400	

Total AC/HA: 0.21717 | Total SF/SM: 9460 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,397 | Spl Credit | Total: 443,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.33988166
Const Adj.:	0.99989998
Adj $ / SQ:	127.276
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348747
Depreciation:	92069
Depreciated Total:	256678

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

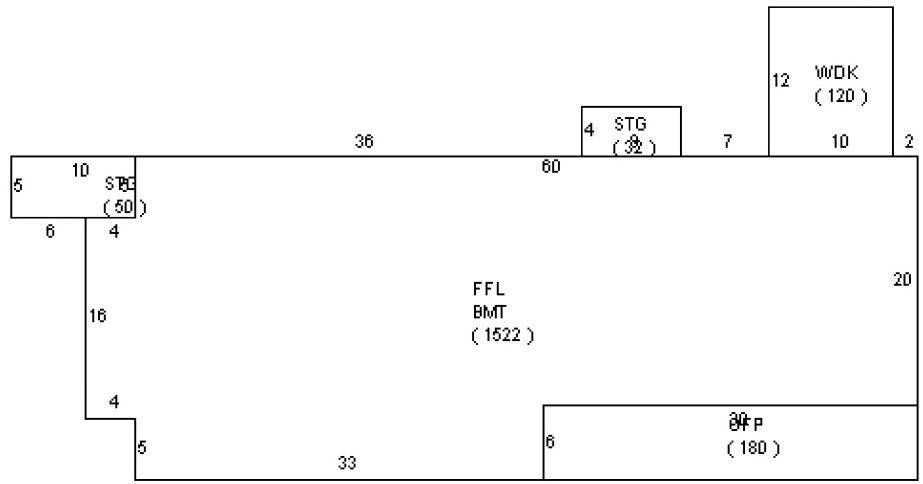
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.28
Special Features:	0	Val/Su Net:	74.93
Final Total:	256700	Val/Su SzAd	168.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,522	50.590	77,001
FFL	First Floor	1,522	127.280	193,714
OFP	Open Porch	180	25.660	4,620
WDK	Deck	120	14.330	1,720
STG	Storage	82	8.440	692

Net Sketched Area:	3,426			Total:	277,747
Size Ad	1522	Gross Are	3426	FinArea	2283

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

072.0-0005-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	